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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155**

Minutes of Meeting of Board of Directors

October 21, 2024

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, October 21, 2024, at Workspace Suites at 16610 Longenbaugh Drive, Houston, Texas, in accordance with the duly posted notice of the meeting, with a quorum of directors present, as follows:

Margaret K. Dawson, President

Jim Denmon, Vice President

Clint Wilhelm, Secretary

and the following absent:

Corey Manahan, Director

Barbara Scott, Director

Also present were Ms. Debbie Arellano, tax assessor-collector; Mr. Jorge Diaz of McLennan & Associates, LP; Mr. John Taylor of Municipal Operations & Consulting; Mr. John Gerdes of Texas Land Engineers, Inc.; Mr. Michael Smith of Michael’s Maintenance; Mr. Jeff Penney of Harris County MUD No. 156; and Ms. Melissa J. Parks, attorney for the District.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The Board considered the following items from the Consent Agenda:

Minutes of the Board meeting held September 16, 2024, which the Board unanimously approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through September 30, the rate of collection of 2023 taxes is 98.928%.

Bookkeeper’s report, a copy of which is attached, as well as invoices, a schedule of investments, an investment report, and budget comparison reports.

After discussion, upon motion by Director Wilhelm, seconded by Director Denmon, the Board voted unanimously to approve the items on the Consent Agenda, including checks as reflected on the tax assessor-collector’s and bookkeeper’s reports.

2. The Board discussed further matters related to the bookkeeper’s report. Jorge Diaz reported that two checks had been received in connection with an insurance claim for

the emergency fence repairs. These checks totaled \$211,450. They are not reflected on today's report but will be next month.

3. The Board opened the meeting for public comment. Mr. Penney stated that the recent quarterly meeting of the joint sewage treatment plant participants had gone well and then briefly described activities ongoing in No. 156. There were no further public comments.

4. The Board discussed the District's 2024 tax rate. The tax assessor-collector confirmed her office had published notice of the District's intent to hold a public hearing and set the 2024 tax rate at this meeting. The Board opened a public hearing on a proposed 2024 tax rate of up to \$0.66. There were no members of the public present expressing an interest in commenting on the rate, so the Board closed the hearing. Thereafter, the Board discussed the amount of tax to be levied and considered the attached Order adopting the District's 2024 tax rate, consisting of a maintenance tax of \$0.65 per \$100 assessed valuation. Upon motion duly made, seconded, and unanimously carried, the Board approved and authorized execution the Order. The Board then executed an Amendment to Statement of Directors to reflect the 2024 tax rate and authorized the attorney to file the statement in the Harris County real property records. The Board also authorized updating the internet posting as required under Texas law.

5. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including seven vacancies. The sewage treatment plant had operated at 38% of capacity during the month and without excursions, despite work at the clarifier. Total water accountability during the month was 93%; when limited to within the District, accountability was 99%.

Mr. Taylor reported on activities in the District during the month. Work on the clarifier at the large joint sewage treatment plant is complete and the plant is back on line. An invoice for the work is expected soon from STP Services. Mr. Taylor then reported that the Texas Commission on Environmental Quality (TCEQ) will conduct an inspection at the District's water plant on October 22, and to that end he mentioned that booster pump No. 2 at the water plant had recently been pulled, revealing a bad impeller. The operators are in the process of locating another impeller. He noted the TCEQ will note this problem on its forthcoming inspection report, but by the time a response is due from the District, it may be that the issue has already been resolved.

Mr. Taylor submitted a list of 30 delinquent accounts eligible for termination of utility service for nonpayment. The operators have received no appeals from any customers, and no customers were present at the Board meeting to contest their bills. After discussion, the Board unanimously acknowledged that pursuant to provisions of the District's Rate Order, the operator will proceed with termination of utility service to accounts remaining delinquent as of the cutoff date. There were no closed delinquent accounts recommended for write-off or sending to collections this month. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

6. John Gerdes presented an engineer's report, copy attached. Regarding renewal of the District's waste discharge permit, Mr. Gerdes noted the permit is ready for TCEQ signature and issuance. He next reported that the main electrical breaker to be installed at the

sewage treatment plant remains on order. Electrical engineer Greg Baird continues to review data from the digital read-out device at the joint water plant.

Mr. Gerdes addressed the project for recoating the inside and outside of ground storage tank No. 2 at the water plant. He had published an advertisement for bids for this project and reported that evaluation of the ten bids received is still underway. It may be the case that Mr. Gerdes will recommend award to the second low bidder, in accordance with Section 49.273(c), Texas Water Code. He will report back to the Board next month.

Mr. Gerdes discussed failure of the storm overflow structure at Crossfield Drive near the back of Miller's Way. Mr. Gerdes continues to update drainage calculations after re-survey of the area and will provide the calculations to Harris County. He will further update the Board next month.

Mr. Gerdes discussed the District's pedestrian bridge crossing Horsepen Creek. He and Ms. Parks first noted that Harris County MUD No. 172 had executed a deed conveying title to the approximately 12-acre tract upon which the Board planned to construct a down ramp from the bridge to the nearest sidewalk within No. 172. After discussion, the Board unanimously authorized Mr. Gerdes to conduct a survey as needed and begin design of the sidewalk on this tract. Ms. Parks then reported on the response from No. 172 about the District's desire to obtain title to a 3.9731-acre tract upon which the District desired to install sidewalks near Aragon Middle School and Birkes Elementary. No. 172 has declined the District's request at this time, in part because there is not a formal agreement between the District and Cypress Fairbanks ISD for construction of a sidewalk(s). The Board discussed this matter and authorized the engineer to further communicate with ISD representatives on the subject to discuss a formal agreement, or suggest the ISD approach No. 172 about a sidewalk(s).

Mr. Gerdes reported that repairs to District fences were complete after damage by the derecho storm event in May and Hurricane Beryl in July. As noted earlier by the bookkeeper, one of the insurance claims had been paid, and the insurance company is still processing the second claim.

Mr. Gerdes discussed a request for utility capacity from the Church of Jesus Christ of Latter-Day Saints, and for a fire tap from the Christ Covenant Church. He clarified that the Church of Latter-Day Saints did not actually need additional capacity; rather, it needed a "will serve" letter from the District. After discussion, the Board authorized Mr. Gerdes to provide such a letter to that church. Christ Covenant Church also needed no additional capacity, but in connection with an expansion of one of its buildings, it needed to install a fire tap. After discussion, the Board authorized provision of the tap at Mr. Gerdes' recommendation, and also authorized the operators to calculate the pertinent tap fee.

Finally, Mr. Gerdes reported he is working to prepare a capital improvements plan as discussed last month by the Board. After further consideration of engineering matters, upon unanimous vote, the Board approved the report as presented.

7. Michael Smith addressed the Board and presented a written report on landscape maintenance. Grounds maintenance is on schedule and the irrigation system is operating normally. Mr. Smith noted that portions of the irrigation system had been updated, including the cleaning of several sprinkler heads at no charge to the District. He next stated that he will be planning what kind of plants to install in the triangle flower bed located in front of the bench, since much of the existing ground cover had died. He will provide a recommendation to the Board. Director Dawson suggested Loropetalum, as it is drought- and freeze-tolerant. After further discussion, the Board approved Mr. Smith's report.

8. The Board considered renewal of the District's insurance policies and reviewed a summary comparing current premiums to those proposed for renewal. The annual premium for the property policy had increased by \$798. The Board again chose to purchase business travel coverage for a \$300 premium. After discussion of all proposed policies, the Board agreed unanimously to renew the insurance coverages in accordance with the proposal received from McDonald Wessendorff.

9. The Board discussed pending business. There were no comments from other participants in the regional waste treatment facilities, and no items were suggested for placement on the Board's next meeting agenda.

There being no further business to come before the Board, the meeting was adjourned.



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Secretary

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155**  
**NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at Workspace Suites, 16517 Longenbaugh Drive, Houston, Texas 77095. The meeting will be held at **6:00 p.m.** on **Monday, October 21, 2024**. The subject of the meeting is to consider and act on the following:

**CONSENT AGENDA:** The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.


1. Approve minutes of meeting held September 16, 2024
2. Tax assessor-collector's report and payment of invoices; delinquent accounts
3. Bookkeeper's report and payment of invoices; review & approve investment report

**REGULAR AGENDA:** Consideration of and action on the following items, plus any items removed from the Consent Agenda.

1. Presentation of public comments
2. Public Hearing on Proposed 2024 Tax Rate
3. Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service Tax and Maintenance and Operation Tax for the Year 2024
4. Amendment to Statement of Directors; Update internet posting for adopted 2024 tax rate
5. Operator's report; review active connections and water accountability; status of operation, maintenance, and repair of District facilities, including clarifier rake arm; consider customer appeals; termination of service on delinquent accounts; status of ongoing projects
6. Engineer's report, including:
  - a. status of renewal of waste discharge permit;
  - b. status of fence replacement/rehabilitation projects and insurance claims;
  - c. management of electricity usage at water and sewer plants;
  - d. matters regarding pedestrian bridge crossing Horsepen Creek and acceptance of conveyance of land for sidewalk project; authorize actions as appropriate;
  - e. requests for utility capacity (Church of Jesus Christ of Latter Day Saints) and fire tap (Christ Covenant Church);
  - f. evaluate bids for project to recoat inside and outside of Ground Storage Tank No. 2 at joint water plant; authorize appropriate action;
  - g. preparation of 10-year Capital Improvements Plan to identify and prioritize projects and plan for funding; and
  - h. authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; review and approve contractor pay estimates and change orders; request(s) for utility commitment(s)

7. Report from Michael's Maintenance; authorize actions, as appropriate
8. Renewal of District insurance
9. Pending business, including:
  - a. comments from/discussion with other participants in regional facilities; and
  - b. items for placement on next meeting agenda
10. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071, et seq.
11. Reconvene in Open Session and act on matters discussed in Executive Session, as necessary



  
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Melissa J. Parks  
Attorney for the District